

## **Minutes of the**

### **REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Tuesday, January 22, 2019

**Committee Members Present: Chavez, Commers, Cunningham, Munt, Wulff**

**Committee Members Absent: Barber, Dorfman, Kramer**

**Committee Members Excused:**

Due to a lack of quorum the 1<sup>st</sup> information item was presented.

#### **INFORMATION**

1. Status Update on 2040 Comprehensive Plan Reviews – Local Planning Assistance Manager Angela Torres presented the information item to the Community Development Committee.

The Metropolitan Land Planning Act (MLPA) requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan at least once every ten years to ensure it conforms to metropolitan system plans. The deadline for local governmental units to complete their “decennial” reviews is December 31, 2018, unless the Council grants an extension to that deadline.

Council staff have been working with the region’s communities to prepare for the 2040 Comprehensive Plan submittals since the Council issued System Statements in September 2015. This includes providing planning resources and process improvements, administering comprehensive planning grant assistance funds, facilitating requests for deadline extensions, providing preliminary review of plans, and receiving plan submittals online. Staff provided a brief update of the status of plan submissions, reviews in process, preliminary reviews completed, and extension requests received.

#### **CALL TO ORDER**

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:20 p.m. on Tuesday, January 22, 2019.

#### **APPROVAL OF AGENDA AND MINUTES**

It was moved by Cunningham, seconded by Munt to approve the agenda. Motion carried.

It was moved by Munt, seconded by Chavez to approve the minutes of the December 17, 2018 regular meeting of the Community Development Committee. Motion carried.

#### **BUSINESS**

**2019-3** Above the Falls Master Plan Amendment (Graco/Scherer), Minneapolis Park and Recreation Board

Parks Planner Tracey Kinney Tracey Kinney presented the business item to the Community Development Committee.

It was moved by Cunningham, seconded by Wulff, that the Metropolitan Council:

1. Approve the release of the restrictive covenant on 0.20 acres of Minneapolis Park and Recreation Board-owned land within Above the Falls Regional Park in exchange for placing a restrictive covenant on 0.20 acre of Minneapolis Park and Recreation Board-owned land adjacent to the regional park as described in Figure 3 and depicted in Figure 4.
2. Approve the minor acquisition master plan boundary amendment to Above the Falls Master Plan that removes 0.20 acre and adds 0.20 acre as depicted in Figure 4.

**Motion carried.**

Committee Member Cunningham asked about the restrictive covenant on the land to be exchanged and also on the replacement parcel. Kinney responded that the restrictive covenant was placed on the land to be exchanged because it was purchased with regional funds. This restrictive covenant provides a higher level of protection to this land. Because land exchanges require an equally valuable exchange with equal level of protection, the proposed replacement land will have a restrictive covenant placed on it.

Committee Member Wulff stated that the Minneapolis Park and Recreation Board and the Graco Company anticipated that the regional park master plan boundary on the Scherer Site would be refined as the Park Board's buyer's plans and the park development concept were advanced.

**2019-21** City of Eden Prairie Notermann Residential Development Comprehensive Plan Amendment, Review File 20401-21; and Peterson Residential Development Comprehensive Plan Amendment, Review File 20401-22

Senior Planner Michael Larson presented the business item to the Committee.  
It was moved by Munt, seconded by Chavez, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Notermann Residential Development and Peterson Residential Development Comprehensive Plan Amendments into effect.
2. Find that the amendments do not change the City's forecasts.
3. Find that the amendment is inconsistent with Natural Resource policies in Thrive MSP 2040, and that urbanization of the area is inadvisable. Urbanization of both amendment locations at even low residential densities can result in the permanent loss of the site's existing diverse ecological integrity with the process of grading for buildable homesites, provision of necessary support infrastructure, and the inevitable introduction of invasive vegetative species into the area.
4. Strongly encourage the City to:
  - a. Reconsider the development of these properties due to the limited development capacity and the potential for environmental degradation on and adjacent to the sites.
  - b. Complete further analysis to determine the level of development that is suitable for each site including environmental review, steep slopes, bluffs, tree removal and replacement, cultural/archeological studies, and shoreland and floodplain information.
  - c. Collaborate with the U.S. Fish and Wildlife Service, and other entities that consider the overall environmental and aesthetic conditions of the Refuge and its surroundings.
5. Advise the City to implement the advisory comments in the Review Record for Natural Resources.

**Motion carried.**

John Shardlow, Stantec, was present, representing the property owners who initiated the amendments. No representatives from the City of Eden Prairie were available to attend, but staff shared e-mail comments from City Planner Julie Klima. These comments emphasized that the City prioritizes preservation of bluff, shoreland and floodplain areas; and the City has tools in place to ensure preservation of these features while balancing development interest. Councilmember Munt stated that she had contact with officials from the City, who made similar remarks.

**2019-19** City of Shakopee Downtown Mixed Use Comprehensive Plan Amendment, Review File 20434-21

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Cunningham, seconded by Wulff, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Shakopee to place the Downtown Mixed Use Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Housing

**Motion carried.**

Joe Widing, Senior Planner from the City of Shakopee was in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

**2019-20** City of Minnetonka 11650 and 11706 Wayzata Boulevard Comprehensive Plan Amendment, Review File 20543-7

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Cunningham, seconded by Wulff, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Minnetonka to place the 11650 and 11706 Wayzata Boulevard Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Housing.

**Motion carried.**

No representatives from the City of Minnetonka were in attendance. Councilmember Munt recognized City of Minnetonka's efforts in increasing density and affordability in the city. There was no other discussion.

**2019-17** City of Burnsville Healey Ramme Comprehensive Plan Amendment, Review No. 20458-6  
Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

It was moved by Chavez, seconded by Wulff,

1. Adopt the attached Review Record and allow the City of Burnsville to place the Healey Ramme Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Forecasts and Housing.

**Motion carried.**

No representatives from the City of Burnsville were in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

**2019-18** City of Lino Lakes I-35E Corridor Comprehensive Plan Amendment, Review File 20653-7  
Senior Planner Corrin Wendell presented the business item to the Community Development Committee.

It was moved by Cunningham, seconded by Munt, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Lino Lakes to place the I-35E Corridor Comprehensive Plan Amendment (amendment) into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Housing.

**Motion carried.**

No representatives from the City were in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

## **INFORMATION**

### 2. 2019 Annual Livable Communities Act Fund Distribution Plan

Regional Planning Director Libby Starling and Livable Communities Manager Paul Burns presented the information item to the Community Development Committee.

The purpose of this information item was to continue the discussion on potential changes in the 2019 Livable Communities Act Fund Distribution Plan. At the Committee meeting, Council staff provided a presentation with additional detail on the potential changes.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 5:25 p.m.

Michele Wenner  
Recording Secretary